

TRANSFER
TAX
PAID

WARRANTY DEED

56-58
61440

Chris Stevens of Waterville, State of Maine, for consideration paid, grant to Banibrata V. Chakravarty and Laura DC Box of Waterville, State of Maine, As joint tenants, with WARRANTY COVENANTS, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Commencing at an iron pin driven in the ground in the northerly line of Roosevelt Avenue at a point five hundred twenty-five (525) feet westerly from the northwesterly corner of Hillcrest Extension and Roosevelt Avenue; thence one hundred five (105) feet westerly along Roosevelt Avenue to an iron pin driven into the ground; thence at right angles one hundred (100) feet northerly along the easterly line of Lot 88 on Plan mentioned below to an iron pin driven into the ground; thence at right angles one hundred (105) feet easterly to an iron pin driven in the ground; thence at right angles one hundred (100) feet southerly along the easterly bound of property of now or formerly of Carolyn M. Tipper to the point of beginning.

Being Lot 87 and the contiguous westerly half of Lot 86 as bisected by a line drawn in a generally northerly and southerly direction; said lots being shown on a plan and profile of Roosevelt Avenue from Hillcrest extension to North Street, said plan being made by E.B. Coffin, City Engineer, in November 1931, and recorded in the Kennebec Registry of Deeds, Plan Book 11, Pages 26 and 27.

This conveyance is subject to the following restrictions 1-6, which are to run with the land, recorded in the Kennebec County Registry of Deeds in Book 1730, Page 52.

1. No building other than a private dwelling house for not over two (2) family occupancy together with private garage shall be erected upon said premises, and that no part of any building shall be placed nearer than twenty-five (25) feet from the line of the street, provided, however, that porticoes projecting not over three (3) feet, steps, windows, are to be allowed on said reserved space.

2. No double decked porches may be built on any house.

3. Said dwelling house and garage shall cost not less than five thousand (\$5,000.00) dollars.

4. The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street.

5. No animals of any kind shall be kept on the premises, excepting however, household pets.


6. No dwelling house shall be erected on any lot having less than sixty (60) feet frontage on the street.

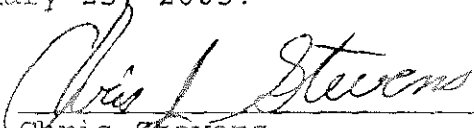
② BWH

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Being the same premises conveyed by Warranty Deed of Madonna E. Browne to Chris Stevens dated August 13, 2004 and recorded in the Kennebec County Registry of Deeds in Book 8088, Page 102.

WITNESS our hands and seals on February 25, 2005.


WITNESS


Chris Stevens

THE STATE OF Maine
Kennebec, ss.

February 25, 2005

Then personally appeared the above named Chris Stevens and
acknowledged the foregoing instrument to be his free act and deed.

Before me, 
Notary Public

DAVID R. WHITTIER
My Commission Expires
August 30, 2007

SEAL

Received Kennebec SS.
02/25/2005 9:20AM
Pages 2 Attest:
BEVERLY JUSTIN-HATHEWAY
REGISTER OF DEEDS